

# LAKE COUNTY BOARD OF COUNTY COMMISSIONERS

October 24, 2006

## AGENDA

The Lake County Zoning Board held a public hearing at 9:00 a.m., on Wednesday, October 4, 2006, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida, to consider petitions for rezoning, conditional use permits, and mining site plans.

The recommendations of the Zoning Board will be transmitted to the Board of County Commissioners for their Public Hearing to be held at 9:00 a.m., or soon thereafter, on **Tuesday, October 24, 2006**, in the County Commissioners Chambers, 2<sup>nd</sup> Floor – Round Administration Building, 315 West Main Street, Tavares, Florida.

### BOARD OF COUNTY COMMISSIONERS MEMBERS:

Ms. Jennifer Hill	District 1
Mr. Robert A. Pool	District 2
Ms. Debbie Stivender	District 3
Ms. Catherine Hanson, Chairman	District 4
Mr. Welton G. Cadwell, Vice Chairman	District 5

### ZONING BOARD MEMBERS

Mr. Timothy Morris, Vice-Chairman	District 1
Mr. Scott Blankenship	District 2
Mr. James Gardner, Secretary	District 3
Mr. Robert Herndon	District 4
Mr. Paul Bryan, Chairman	District 5
Mr. Donald Miller, Member-at-Large	
Mr. Larry Metz, School Board Representative	
Mr. John Childers, Ex-Officio, Non-Voting Military Representative	

### COUNTY REPRESENTATIVES

Ms. Cindy Hall, County Manager  
Mr. Sanford A. Minkoff, County Attorney  
Ms. Melanie Marsh, Deputy County Attorney  
Ms. LeChea Parson, Assistant County Attorney

### GROWTH MANAGEMENT DEPARTMENT REPRESENTATIVES

Ms. Carol Stricklin, AICP, Director, Department of Growth Management  
Ms. Amye King, AICP, Deputy Director, Department of Growth Management  
Mr. R. Wayne Bennett, AICP, Planning Director, Planning & Development Services  
Mr. Brian Sheahan, Chief Planner, Planning & Development Services  
Mr. Rick Hartenstein, Senior Planner, Planning & Development Services  
Ms. Stacy Allen, Senior Planner, Planning & Development Services  
Ms. Karen Ginsberg, Senior Planner, Planning & Development Services  
Ms. Denna Levan, Associate Planner, Planning & Development Services  
Ms. Mary Harris, Public Hearing Coordinator, Planning & Development Services Division  
Ms. Sherie Ross, Public Hearing Coordinator, Planning & Development Services Division

LAKE COUNTY ZONING BOARD  
October 4, 2006  
**AND**  
LAKE COUNTY BOARD OF COUNTY COMMISSIONERS  
October 24, 2006

PUBLIC HEARING NO.	PETITIONER	AGENDA NO.	TRACKING NO
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**CONSENT AGENDA:**

The Consent Agenda contains items which are recommended for approval and which are not controversial. The Zoning Board / BCC will adopt the entire consent agenda in one motion if no one from the Board or audience has questions, concerns or objections. An item may be removed from the Consent Agenda for a full public hearing at the request of any Commissioner, staff member or member of the public.

PH#89-06-5	Louis Meucci, Trustees, et al <b>Greg Beliveau, AICP, LPG Urban &amp; Regional Planners</b>	1	#117-06-PUD
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PH#88-06-3	Brockie Holdings LLC & V-Bro Development <b>Leslie Campione, P.A.</b>	2	#114-06-MP
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**REGULAR AGENDA – OPEN FOR DISCUSSION:**

CUP#06/10/1-3	James & Toni Richardson <b>Lazy Acre Tree Farm</b>	3	#113-06-CUP
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PH#80-06-3	Florida-Georgia Lutheran Church <b>Michael Mahler, Vice President</b>	4	#93-06-PUD
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PH#85-06-4	TBM Premium Finance Inc. <b>Lake County Board of County Commissioners</b>	5	#115-06-CFD
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**TRACKING NO.: #117-06-PUD**

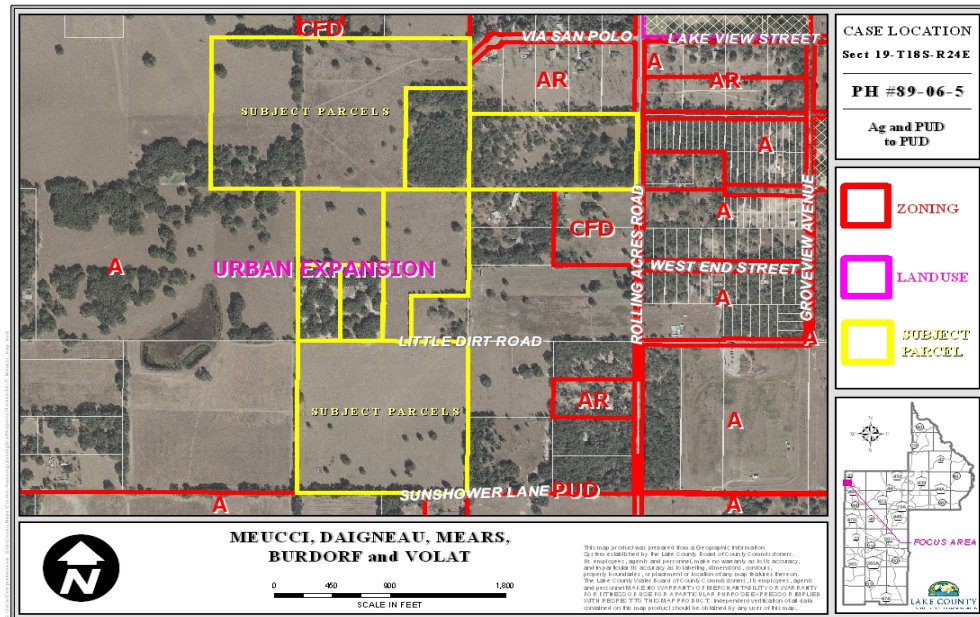
**CASE NO: PH#89-06-4**

**AGENDA NO: #1**

**OWNER: Louis Meucci, Trustees, et al**

**APPLICANT: Greg A. Beliveau, AICP, LPG Urban & Regional Planners**

**GENERAL LOCATION: Lady Lake area – Property lying W of Rolling Acres Road and S of SR 466.**



**APPLICANT'S REQUEST:** A request to rezone from A (Agriculture) to PUD (Planned Unit Development) to add land to the existing approved PUD Ordinance #2006-25 to allow for an age-restricted residential development.

**SIZE OF PARCEL:** 157 +/- acres

**FUTURE LAND USE:** Urban Expansion

**STAFF'S RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Approval (5-0)

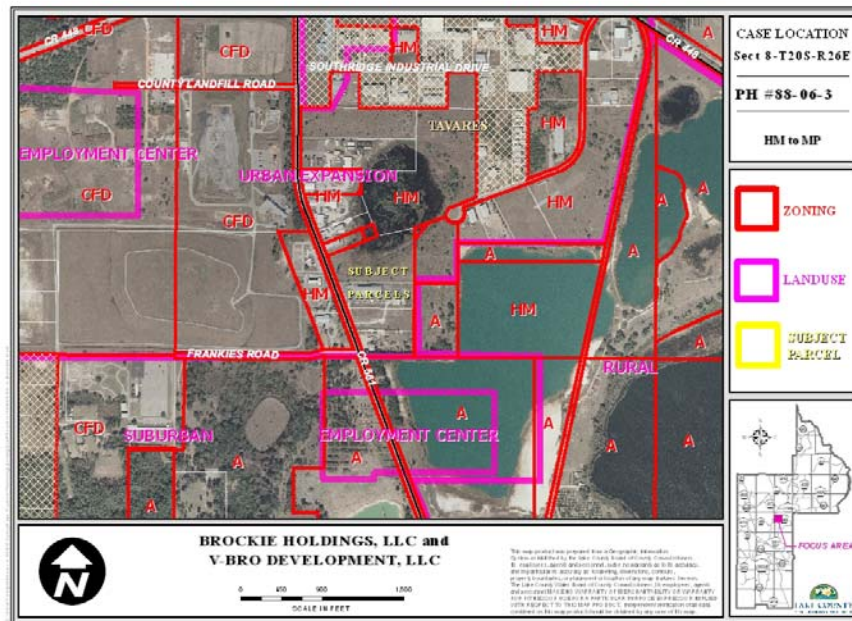
**TRACKING NO.: #114-06-MP**

**CASE NO: PH#88-06-3**

**AGENDA NO: #2**

**OWNER: Brockie Holdings, LLC & V-Bro Development**  
**APPLICANT: Leslie Campione, P.A.**

**GENERAL LOCATION:** Astatula area – Property lying on the E side of CR 561 and S of CR 448, just S of Southridge Industrial Park.



**APPLICANT'S REQUEST:** A request for rezoning from HM (Heavy Industrial) to MP (Planned Industrial) for use of the site as an industrial park for storage, warehousing, light manufacturing, retail and associated uses.

**SIZE OF PARCEL:** 19.2 +/-acres

**FUTURE LAND USE:** Urban Expansion

**STAFF'S RECOMMENDATION:** Approval

**ZONING BOARD RECOMMENDATION:** Approval (5-0)

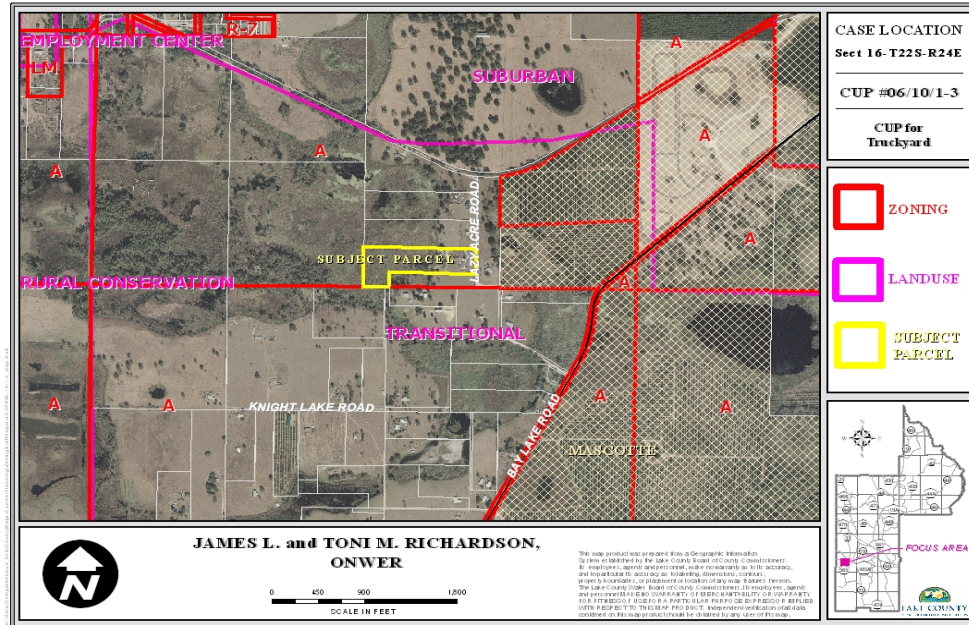
**TRACKING NO.: #113-06-CUP**

**CASE NO: CUP#06/10/1-3**

**AGENDA NO: # 3**

**OWNER: James & Toni Richardson**

**GENERAL LOCATION:** Mascotte area – Property lying W of CR 565 / Bay Lake Rd and Lady Acre Road.



**APPLICANT'S REQUEST:** A request for a Conditional Use Permit in A (Agriculture) to allow the parking of trucks (truck yard) on property in conjunction with a tree farm business.

**SIZE OF PARCEL:** 7.7 +/-acres

**FUTURE LAND USE:** Green Swamp Area of Critical State Concern / Transitional

**STAFF'S RECOMMENDATION:** Denial

**ZONING BOARD RECOMMENDATION:** Denial (5-0)



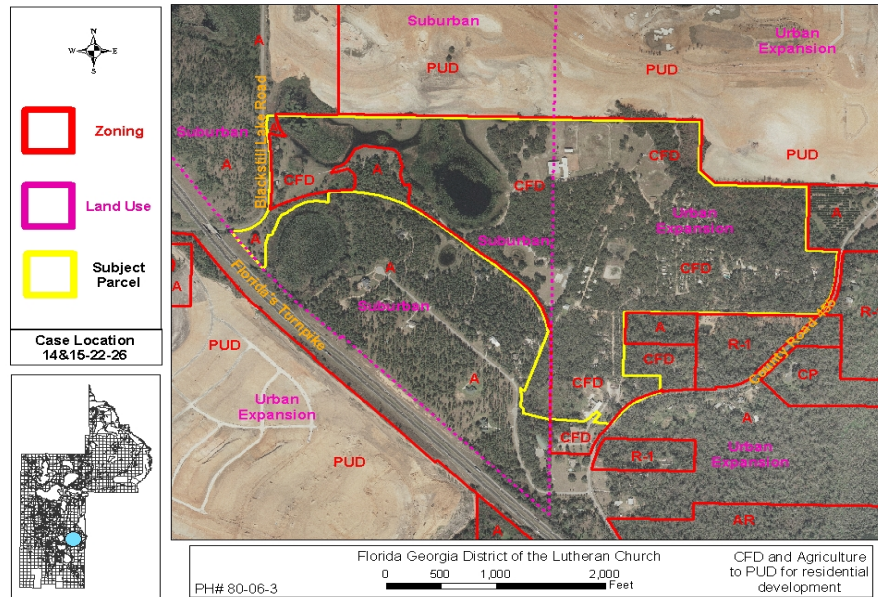
**TRACKING NO.: #93-06-PUD**

**CASE NO: PH#80-06-3**

**AGENDA NO: # 4**

**OWNER:** Florida-Georgia Lutheran Church  
**APPLICANT:** Michael Mahler, Vice-President

**GENERAL LOCATION:** Montverde area – Property lying NE'ly of Ronald Reagan Turnpike and Willo Pines Lane and W of CR 455.



**APPLICANT'S REQUEST:** Rezone from CFD (Community Facility District) and A (Agriculture) to PUD (Planned Unit Development) to allow for development of a 283 unit residential development with traditional single-family, town home and patio-home products.

**SIZE OF PARCEL:** 165.11 +/-acres

**FUTURE LAND USE:** Urban Expansion & Suburban

**STAFF'S RECOMMENDATION:** Approval with conditions  
**ZONING BOARD RECOMMENDATION (9/6/06) :** Denied (5-2)

**TRACKING NO.: #115-06-CFD**

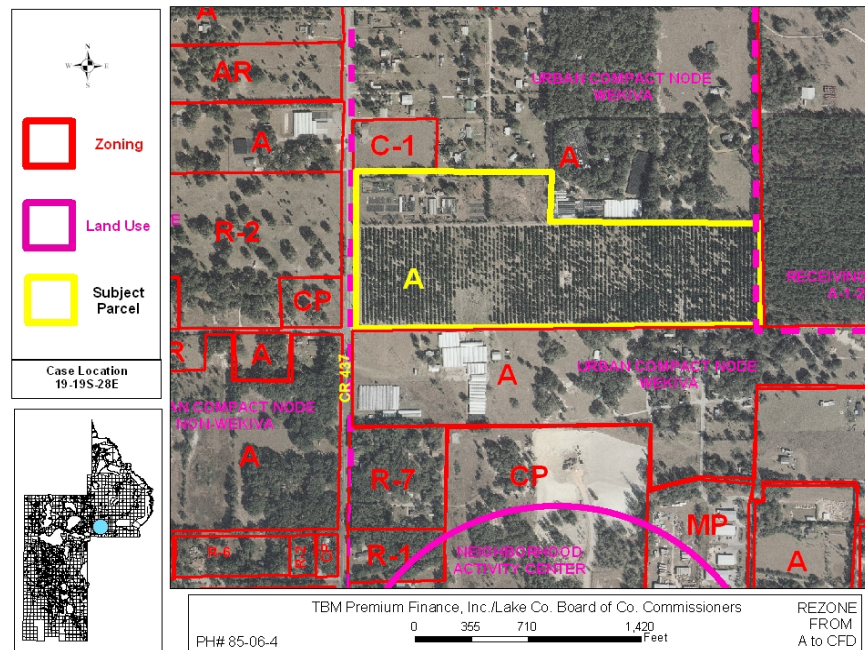
**CASE NO: PH#85-06-4**

**AGENDA NO: #5**

**OWNERS:** TBM Premium Finance Inc. and Tucker Nursery, Inc.

**APPLICANTS:** Lake County Board of County Commissioners

**GENERAL LOCATION:** Sorrento area – Property lying directly E of the intersection of Wolfbranch Road and CR 437.



**APPLICANT'S REQUEST:** A request for rezoning from A (Agriculture) to CFD (Community Facility District) to allow for construction of a county recreational park.

**SIZE OF PARCEL:** 48.64 +/-acres

**FUTURE LAND USE:** Urban Compact Node (Wekiva)

**STAFF'S RECOMMENDATION:** Approval with conditions (5-0) to include a caretaker's residence, and an increased buffer of Type C or greater be considered in those areas adjacent to existing residential properties; and removal of Exhibit 1 (Master Conceptual Plan) which is subject to change.